

The regularly scheduled meeting of the Millbury Planning Board was held on Monday, March 25, 2013, at 7:15 p.m. in the Municipal Office Building, 127 Elm Street, Millbury, MA. Chairman Richard Gosselin presided.

Present: Jeff Markarian, Alan Linkevich, Anna Lewandowski, Richard Gosselin, Paul Piktelis

Absent: Alternate Member Michael Georges

**7:15 p.m. 34 Elm Street Multi-family Special Permit Public Hearing, cont.**

John Riel was present on behalf of James Perry.

Mr. Gosselin wants spot grades on the back driveway shown on the plan. This is the only outstanding item. There was no public comment.

Motion to continue the public hearing by Jeff Markarian, seconded by Paul Piktelis, to April 8, 2013 at 7:15 p.m., motion carried unanimously.

**7:30 p.m. Zoning Package Public Hearing**

Clerk Jeff Markarian read the public hearing notice.

Comment letter from Jon Eichman, Town Counsel was read into the record by Clerk Markarian. One correction was made regarding the exemption of political signs from the sign bylaw, which he did not believe would be approved by the Attorney General. He also suggested the duration of displaying these signs be 60 days and addressed the maximum size of signs. Those signs exercising the First Amendment right to free speech should not be regulated in this way.

The Board discussed setting a new fee schedule and will address this with the Board of Selectmen as they are responsible for the fee schedule.

Leonard Mort was present to explain the reasoning behind the revisions to the sign bylaw. Mr. Mort was one of the original authors of the bylaw.

The Board agreed to revise the proposed amendment to reflect comments from Town Counsel.

There was no public comment.

The first articles for special permit uses in various districts are only housekeeping items, no revisions.

The second article clarifies that a motor vehicle service station is a special permit use.

Section 15, Environmental Analysis Procedures, is to be eliminated altogether, it is now redundant with site plan review.

Motion to close the public hearing by Jeff Markarian seconded by Paul Piktelis, motion carried on a 4-1 vote. Alan Linkevich was opposed.

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Motion to submit the amendments to the zoning bylaws as discussed and revised by Town Counsel, motion carried on a 4-1 vote. Alan Linkevich was opposed.

**8:00 p.m. Overlook Village Open Space Community Pre-application Discussion**

Rob Truax was present representing owner Taniel Bedrosian. He reviewed the proposal with the Board. This is a 63 acre parcel with a house on Oak Pond Ave. He identified wetland areas and access points. He showed a rendering of a conventional subdivision plan with a total of 98 house lots and approximately 7400 feet of roadway. The proposal is an open space development, with main access off Oak Pond Avenue, using Westview Ave as secondary access and the connection at Dorothy Lane as emergency access only. The open space plan has 4900 feet of roadway, with the same number of houses. 26.02 acres of open space is proposed. Lot size is between 7,000 and 10,000 sf. The project can connect to sewer on Oak Pond and connect to the Aquarion water system. No drainage calculations have been completed yet. They have obtained good soil samples and some natural recharge in lower areas.

The DPW Director requested access to abutting property owned by Millbury Health Care, where they could potentially build ball fields.

Mrs. Lewandowski raised concern with the access roads such as Westview Ave., which are narrow and cannot support the traffic from the number of proposed homes.

Mr. Gosselin was concerned with off street parking, reference to contours, modification to datum system, monuments, iron pins, coordinates. He stated that the approved plan on this site will have to be rescinded. This will remove the roadway connection to Irene Court, he is concerned with this.

He also stated that dead end streets aren't allowed off of other dead end streets. He sees 11 lots like this. Mr. Truax stated that no roadway is over 1500 feet as stated in the bylaw.

Mrs. Lewandowski asked what benefit the town will receive from the open space plan. Mr. Truax stated that this has not been decided yet.

Mr. Linkevich asked how many disability housing units will be in the development. Mr. Truax responded that they would be built if there was a buyer for them.

Mr. Gosselin asked about the right of way to Route 20. Mr. Truax replied that it was a 40 foot right of way however, he did not have complete information on its use.

**8:30 p.m. Bob Miller Road ANR Plan**

Raouf Mankaryous, Alpha Omega Engineering, was present on behalf of Bob Miller. Bob Miller explained that he is down-sizing his mother's estate and he has a purchase and sales agreement for the 11 acre parcel. He is planning to sell the newly created lot to an energy company. This business takes food products and makes methane gas, which will run a generator for electricity and then the by-product becomes fertilizer. Towns typically don't want waste food products going into landfills, this helps with that.

Motion by Jeff Markarian to grant a waiver approving the scale of 1" = 50', seconded by Alan Linkevich, motion carried unanimously.

Motion by Jeff Markarian, seconded by Paul Piktelis, to endorse the ANR plan for property located on Bob Miller's Way, entitled "Subdivision of Land at Bob Miller's Way, owned by Ruth Miller, 1 Mildred Avenue, Millbury, Massachusetts", dated March 18, 2013, prepared by Alpha Omega Engineering, 25 Highland View Drive, Sutton, MA 01590, motion carried unanimously.

**Minutes**

Motion by Paul Piktelis, seconded by Alan Linkevich, to approve the minutes of January 28, 2013, motion carried unanimously.

Motion by Paul Piktelis, seconded by Alan Linkevich, to approve the minutes of February 25, 2013, motion carried on a 4-0-1 vote, Jeff Markarian abstained as he was absent.

Motion by Anna Lewandowski to approve the minutes of March 11, 2013, with one correction to page 1, seconded by Paul Piktelis, motion carried on a 4-0-1 vote, Jeff Markarian abstained as he was absent.

**Other Business**

Attorney Peter Keenan submitted request to allow Dunkin Donuts to use Ron Mueller for the follow-up traffic study. The Board agreed.

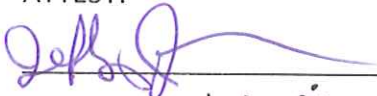
**Adjournment**

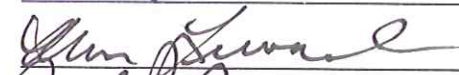
Motion to adjourn by Paul Piktelis, seconded by Alan Linkevich, motion carried unanimously. Meeting adjourned at 8:55 p.m.


Respectfully submitted,

Susan M. Dean

ATTEST:

  
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 Alan Linkevich

  
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 Paul Piktelis

  
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 Susan M. Dean



# TOWN OF MILLBURY

DEPARTMENT OF PLANNING & DEVELOPMENT

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## PLANNING BOARD AGENDA March 25, 2013

- 7:15 p.m. 34 Elm Street Multi-family Special Permit Public Hearing Con't
- 7:30 p.m. Zoning Package Public Hearing
- 8:00 p.m. Overlook Village Open Space Community Pre-application Discussion
- 8:30 p.m. Bob Miller Road ANR

### Other Business:

- Mail, Minutes, Vouchers
- Any other business not reasonably anticipated to be discussed

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